



Summer 2014

# Housing Element Update

The Belmont Housing Element is one of the sections (or elements) of the City of Belmont General Plan. It contains background information assessing housing needs in your community and sets forth goals, policies and implementing programs to address community needs.

## Help Us Improve on the Successes of the Belmont Housing Element

During the 2007 to 2014 planning period, Belmont was faced with several important housing issues: (1) providing housing affordable to all segments of the population; (2) preserving and improving the quality of the housing stock; (3) providing adequate residential sites to accommodate the City's future housing needs; and, (4) achieving a balance between employment and housing opportunities.

The City worked to address these issues through a series of goals, policies and practical programs, all consistent with the City's Vision Statement. Below are some of these accomplishments:

### Updating Regulatory Documents

The City of Belmont is working to update key elements of the General Plan, and has prepared new Zoning regulations and Design Guidelines that will allow for increased housing development within the City's Priority Development Area (PDA) which consists of approximately 65 acres surrounding the Caltrain station at the intersection of Ralston Avenue and El Camino Real. Updating the City's regulatory framework will facilitate transformation of Downtown Belmont to a thriving commercial and residential activity node.

### Economic and Housing Opportunities Case Study

In 2011, the City of Belmont was



### City Council Study Session City of Belmont Housing Element Update

**July 8, 2014 — 6:15 p.m.**

**Belmont City Hall  
City Council Chambers  
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Belmont, CA 94002**

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selected as one of four case study cities to participate in an Economic and Housing Opportunities ("ECHO") Assessment offered through the Grand Boulevard Initiative. The findings and recommendations of the ECHO II study have provided the City with a detailed analysis of its existing and proposed regulatory framework, and enabled the City to develop a comprehensive downtown revitalization action plan. One of the key findings from this case study was the need for additional housing in downtown Belmont.

# Need for Affordable Housing



Due to high housing costs in San Mateo County, many families spend more than the recommended 30 percent of their income on housing. Just under half of Belmont residents making under \$75,000 annually are overpaying

for housing. Almost all of the lowest income renters, those making under \$35,000, are overpaying on rent. These high costs are a particular burden for seniors, young families and lower income workers or others with special needs. People paying more than 50 percent of their income are especially vulnerable to housing displacement.

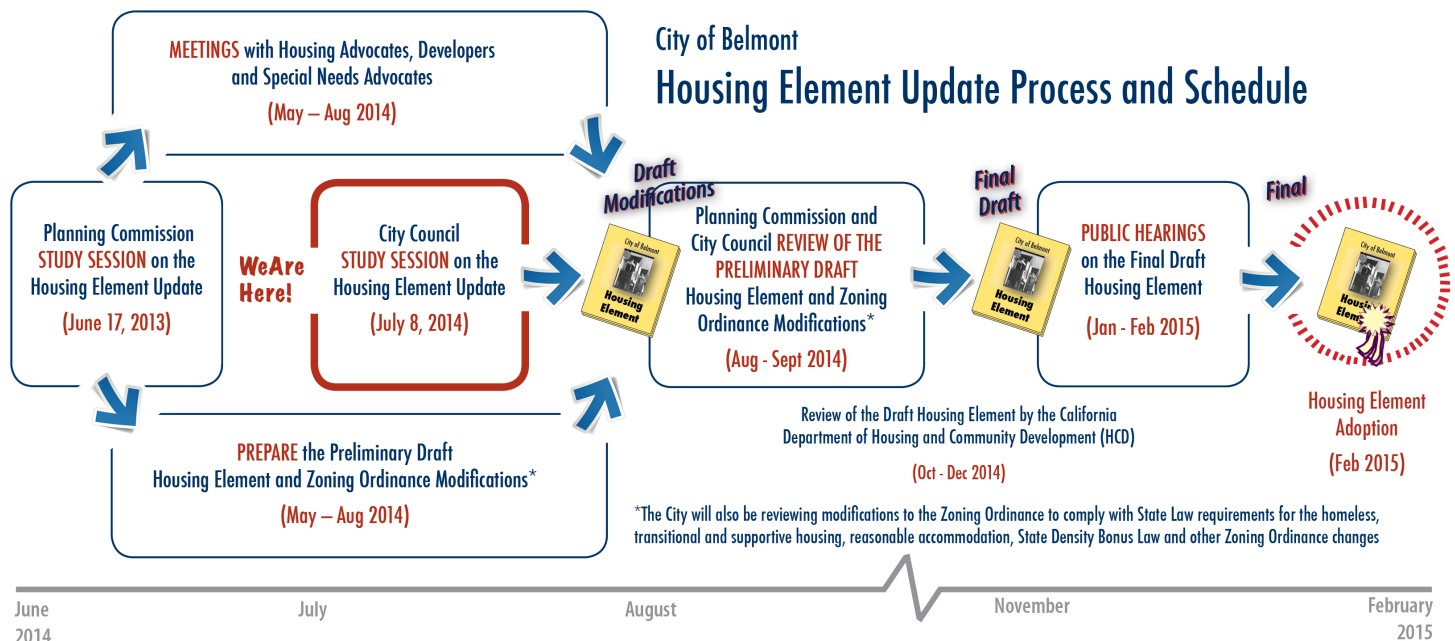
The tables on the next page illustrate salaries of various local jobs and average rents and sales prices in Belmont in 2013. Between 2014 and 2022, Belmont is required by State law to provide the opportunity for a total of 468 housing units to be built and affordable at the income levels listed in the last table. These numbers were derived through a process involving all 21 jurisdictions in San Mateo County and is referred to as the City's Regional Housing Needs Allocation (RHNA) for the 2015-2023 Housing Element planning period.

Adequate workforce housing is often an important consideration for local businesses as well. So having quality, affordable housing choices for all members of the community is crucial to the well-being of Belmont's residents and to the local economy.

## BELMONT SNAPSHOT

Belmont	County
Population (2013)	
26,316	735,678
Housing Units (2013)	
11,037	272,477
Vacancy Rate (2013)	
4.1%	4.9%
Persons Per Household (2013)	
2.40	2.80
Local Jobs (2010)	
8,180	345,200
Projected Local Jobs (2040)	
10,450	445,080
Projected Households (2040)	
11,790	315,090
Projected Housing Units (2040)	
12,150	326,070
Projected Population (2040)	
29,800	904,430

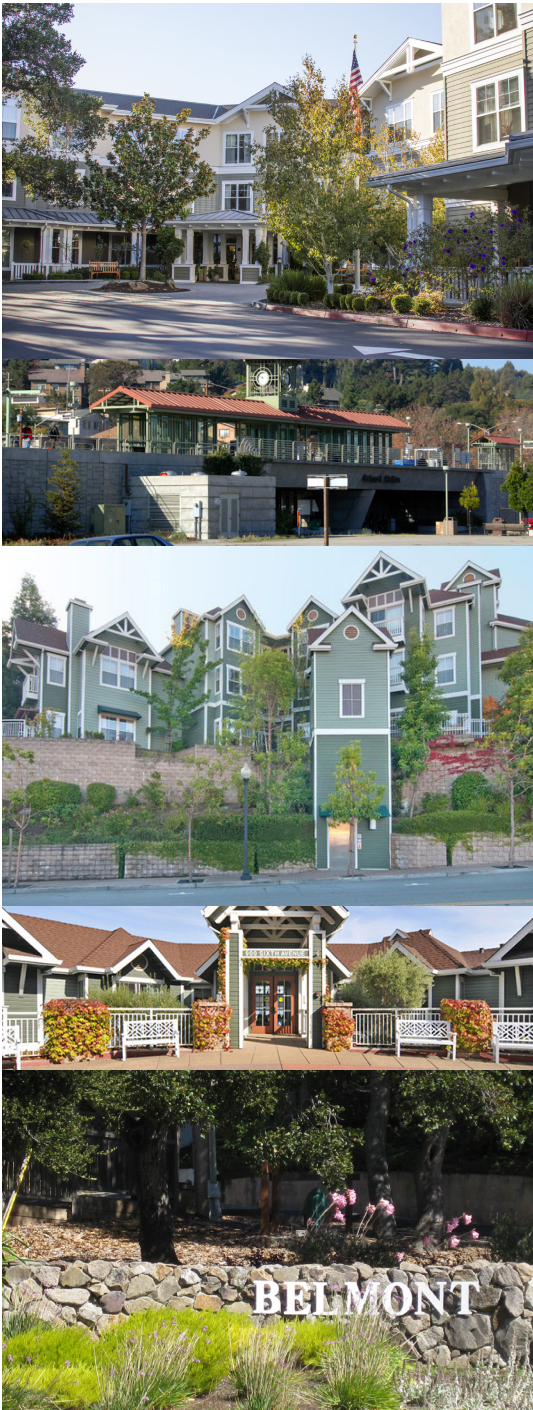
Source: California Department of Finance Estimates (January 2013) and Association of Bay Area Governments (ABAG) Projections 2013



## WHAT CAN RESIDENTS AFFORD?

The amount that residents can afford to spend on housing depends on their income. Specifically, federal guidelines suggest that people not spend more than 30 percent of their earnings on rent or mortgage, including utilities.

The table to the right illustrates what is a monthly affordable housing payment for different employed residents in the Bay Area based on their incomes.



### Representative Salaries

Source: U.S. Dept of Labor

### Gross Annual Income

### Affordable Monthly Housing Cost

#### SINGLE WAGE EARNER

Senior on Social Security	\$15,000	\$375
Minimum Wage Earner	\$16,640	\$416
Paralegal	\$60,000	\$1,500
Elementary School Teacher	\$79,000	\$1,975
Software Engineer	\$90,000	\$2,250
Biochemist	\$106,000	\$2,650
Associate Attorney	\$185,000	\$4,625

#### TWO WAGE EARNERS

Minimum Wage Earner and Software Engineer	\$106,640	\$2,666
Biochemist and Paralegal	\$166,000	\$3,900

## AVERAGE RENTS 2013

	Belmont		San Mateo County	
	REALFACTS	CRAIGSLIST	REALFACTS	CRAIGSLIST
Studio	\$1,387	\$1,384	\$1,463	\$1,429
One Bedroom	\$1,696	\$1,725	\$2,004	\$1,990
Two Bedroom	\$2,254	\$2,251	\$2,285	\$2,660
Three Bedroom	\$2,643	\$3,531	\$3,400	\$3,758

## MEDIAN HOME SALES PRICES 2013

	Belmont 3rd Q 2013	San Mateo County 3rd Q 2013
Single Family Residential	\$1,123,500	\$936,500
Townhome/Condominium	\$804,000	\$550,000

Source: Craigslist rental survey conducted in June and July of 2013. RealFacts rents for 2013. Source for sales prices is the San Mateo County Association of Realtors (SAMCAR) for the 3rd Quarter of 2013.

## 2014-2022 REGIONAL HOUSING NEEDS ALLOCATION FOR BELMONT

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Units	Total
Units	58	58	63	67	222	468
Income*	\$27,150	\$45,250	\$72,400	\$98,900	\$98,900+	

\*MAXIMUM INCOME FOR A TWO-PERSON HOUSEHOLD BASED ON 2013 CALIFORNIA INCOME LIMITS

# What is a Housing Element?



The State of California requires that every city make its regional fair share of land available for residential development. By State law, cities must identify how and where the housing needs of each community will be met by completing what's known as a Housing Element. Currently, all 21 jurisdictions in San Mateo County have adopted Housing Elements that have been certified by

the California Department of Housing and Community Development (HCD) for the 2007-2014 planning period. Now, all 21 jurisdictions in the County are required to update their Housing Element for the 2015-2023 planning period.

The Housing Element is the blueprint for future housing development in the city. It includes goals, policies, and programs that direct residential decision-making. Under State law Housing Elements are required to:

1. Evaluate the City's existing housing policies and programs.
2. Conduct a housing needs assessment based on local demographics and housing conditions.
3. Develop goals, objectives and policies defining the community's position on housing issues and setting measurable targets for meeting housing needs.
4. Develop an inventory of potential sites where housing may be constructed.
5. Analyze any obstacles or constraints to housing production in the community.
6. Create an action plan identifying implementing programs the city or other entities will implement to achieve our housing objectives.

We believe the most reasonable and responsible way to create the Housing Element Update is to do so through an open, public process. The update will engage elected officials, appointed City commission and committee members, key stakeholders, planning specialists and all Belmont residents who would like to help shape the future of the community (please see the graphic of the process and the schedule for the update). As you can see in the graphic, we are early in the process and your involvement now will be critical to helping ensure success in this effort.

## Key Questions For You to Consider:

- Over the past five years, how has the housing situation in Belmont affected you, your family and your friends?
- What can we do to further improve or adjust our policies to continue recent successes?
- How should emerging environmental issues, such as energy costs and global warming, affect the location and type of future housing?
- What type of housing options do seniors prefer? How about young adults and families? Can Belmont provide these choices?
- How should this type of housing be provided? Who should pay for it?
- What messages about housing would you like to give to community decision makers?

*Please Mark Your Calendar!*

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**For Further Information  
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